



P.O. Box 8819
Philadelphia, PA 19101-8819

Mortgage Statement

Statement Date: 04/03/2023

If you have questions or concerns about your statement or account, please contact us at (877)735-3637 between the hours of 8:00 am to 9:00 pm Monday through Thursday and 8:00 am to 5:00 pm Friday CT or you can contact us at www.selenefinance.com.

Hearing Impaired call 711 or (800) 735-2989.



5-755-67384-0000089-001-1-011-010-000-000

IRA D. JOFFE
6750 WEST LOOP S STE 920
BELLAIRE TX 77401-4117

Account Number	3687
Payment Due Date	05/01/23
Amount Due	\$112,136.52

Property Address: 12215 CAROLA FOREST D
HOUSTON TX 77044

Account Information		Explanation of Amount Due	
Outstanding Principal Balance*	\$43,529.12	Principal	\$43,529.12
Interest Rate	7.48500%	Interest	\$22,146.24
Prepayment Penalty	No	Escrow (For Taxes and/or Insurance)	\$28,733.17
*This is the principal balance only, not the amount required to pay your account in full.		Total Late Fees and Other Charges	\$19,727.99
		Unapplied Balance	\$0.00
		Total Amount Due	\$112,136.52

Additional Information		Past Payments Breakdown		
Our records show that your loan has reached its contractual maturity date. Under the terms of the loan documents, the entire outstanding balance is due and payable.		Paid Last Cycle	Paid Year to Date	
If you are Experiencing Financial Difficulty: See back for information about mortgage counseling assistance.		Principal	\$0.00	\$0.00
		Interest	\$0.00	\$0.00
		Escrow (for Taxes & Insurance)	\$0.00	\$0.00
		Late Fees and Other Charges	\$0.00	\$0.00
		Partial Payment (Unapplied)*	\$0.00	\$0.00
		Total	\$0.00	\$0.00

Important Messages	
Our records indicate that the first legal action or filing towards Foreclosure proceedings was completed on 01/10/2022.	
Your loan has reached its maturity date. Please contact our Customer Service Department and request a payoff quote.	

Transaction Activity (03/04/2023 - 04/03/2023)									
DATE	DESCRIPTION	PRINCIPAL	INTEREST	ESCROW	OPTIONAL	LATE CHARGES	FEES/ OTHER	SUSPENSE	TOTAL
03-07-2023	Corp Advances Fee Collected	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.00	\$0.00	\$225.00
03-07-2023	Process Server	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$209.00	\$0.00	\$209.00
03-28-2023	Process Server	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$405.00	\$0.00	\$405.00
04-03-2023	Property Insurance	\$0.00	\$0.00	\$143.39	\$0.00	\$0.00	\$0.00	\$0.00	\$143.39

005-0814-1100F

DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



Account Number: 0007030687

LEEROY MYERS



Please check here if address, phone # or email change is indicated on reverse side.

Total Amount Due	
Due By 05/01/23:	\$112,136.52
Total Amount Enclosed	\$

SELENE FINANCE
PO BOX 71243
PHILADELPHIA, PA 19178-0243



Access your account information online! Go to www.selenefinance.com then click on the "Access Your Account" option. Have your loan number and social security number with you, so you are ready to enroll.
 To find a HUD-approved housing counseling agency in your area call (800) 568-4287 or go to www.HUD.gov or www.consumerfinance.gov/mortgagehelp/

Payment and Correspondence Addresses

Payments and Bill Pay Services
 Selene Finance LP
 ATTN: Cashiering Department
 P.O. Box 71243
 Philadelphia, PA 19178-0243

Payments Sent Overnight or Certified Mail Payments
 FIS Lockbox
 Attention: Selene Finance Lockbox Processing
 100 Grove Road, Suite 6
 W. Deptford, NJ 08056
 *Please include your loan number on the check or money order

Payoff Checks Sent Overnight
 Selene Finance, LP
 Attention: Cashiering Department
 3501 Olympus Blvd, Suite 500
 Dallas, TX 75019

Insurance Department (For Providing Hazard, Property, & Flood Documentation)
 Selene Finance LP
 P.O. Box 481470
 San Antonio, TX 78246
 Tel: (800) 318-1684
 Fax: (800) 318-6837

Insurance Claims Department
 (For Processing Loss Draft Claims)
 Selene Finance LP
 P.O. Box 692396
 San Antonio, TX 78269-2396
 Tel: (800) 314-0056
 Fax: (800) 557-2063

Physical Address:
 4500 Lockhill Selma
 San Antonio, TX 78249

Property Taxes
 Selene Finance LP #11740
 Attn: Tax Department
 P.O. Box 9217
 Coppell, TX 75019
 Tel: (877) 735-3637
 Fax: (817) 828-0109

Overnight Mail Address
 Selene Finance LP
 Attention: Customer Service Department
 3501 Olympus Blvd, Suite 500
 Dallas, TX 75019
 Tel: (877) 735-3637
 Fax: (800) 828-6488
 Hearing Impaired:
 Dial 711 or (800) 735-2989

Customer Service Research
 A Notice of Error, Request for Information or Qualified Written Request is a request to research and correct an error regarding the servicing of your mortgage, or to request specific information on your account. When submitting any of these requests to Selene, you must clearly identify the borrower name, account number, the specific error or information requested, and send to the following designated address.

Selene Finance, LP
 ATTN: Customer Service Research
 P. O. Box 8279
 Philadelphia, PA 19101-8279

IMPORTANT PAYMENT INFORMATION

You may make payments for no fee by mail, the ACH program, or online at www.selenefinance.com.

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic transfer from your account or to process the payment as a check transaction.

ACH (Automated Payments) -- Payments can be automatically drafted from your bank account on a monthly basis saving you time and money! Please contact our Customer Service Department to have an application mailed to you.

If you are currently enrolled in the ACH program and choose to opt out or have inquiries please contact Customer Service at (877) 735-3637.

Avoid late charges by making payments for the exact amount on or before the due date. Postal delays do not constitute a waiver of late charges; therefore, please allow 7-10 days for delivery. If a payment is paid after the due date and any applicable grace period, please include late charges with the payment.

If using overnight mail, payments must be received by 2:00 p.m., CT, Monday - Friday (excluding holidays).

If for any reason you are unable to make a payment when it is due, please contact Customer Service at the number listed above.

IMPORTANT INFORMATION

Selene Finance LP is a debt collector attempting to collect a debt and any information obtained will be used for that purpose.

Bankruptcy: Please note, however that if you are in bankruptcy or received a bankruptcy discharge of this debt, this communication is not an attempt to collect the debt against you personally. If you wish to change whether you receive these statements, you may do so by sending us a written request that indicates your desired change to the above address for Customer Service Research, or you may fax us at (800) 928-5486, or email us at CustomerService@selenefinance.com.

Credit Reporting: We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

Confirmed Successors in Interest: If you are a confirmed successor in interest to this mortgage, unless and until you assume the mortgage loan obligation under State law, this communication is not an attempt to collect the debt from you personally.

For Servicemembers and their Dependents: The Federal Servicemembers Civil Relief Act and certain state laws provide important protections for you, including, under most circumstances, a prohibition on foreclosure during and twelve months after the servicemember's active duty service. Selene will not foreclose on the property of a servicemember or his or her dependent during that time, except pursuant to a court order. You also may be entitled to other protections under these laws, including interest rate and fee relief. Please contact us to learn more about your rights.

For Properties Located in Texas: COMPLAINTS REGARDING THE SERVICING OF YOUR MORTGAGE SHOULD BE SENT TO THE DEPARTMENT OF SAVINGS AND MORTGAGE LENDING, 2601 NORTH LAMAR SUITE 201, AUSTIN, TX 78705. A TOLL-FREE CONSUMER HOTLINE IS AVAILABLE AT (877) 278-6550.

For Properties Located in New York: Selene Finance LP is registered with the Superintendent. You may file complaints about the Servicer with the New York State Department of Financial Services. You may obtain further information from the New York State Department of Financial Services by calling the Department's Consumer Assistance Unit at 1-800-342-3736 or by visiting the Department's website at www.dfs.ny.gov. Selene Finance LP is a Debt Collection Agency with license number 2009843 issued by the New York City Department of Consumer Affairs. Selene Finance LP uses third-party providers to facilitate the servicing of your mortgage. Selene Finance remains responsible for all actions taken by our third-party providers.

For Properties Located in Colorado: Colorado Office Location: 7200 S ALTON WAY STE B100, Centennial, CO 80112. Colorado Phone Number: (303) 309-3539.

For Properties Located in Oregon: Borrowers:

The Oregon Division of Financial Regulation (DFR) oversees residential mortgage loan servicers who are responsible for servicing residential mortgage loans in connection with real property located in Oregon and persons required to have a license to service residential mortgage loans in this state. If you have questions regarding your residential mortgage loan, contact your servicer at (877) 735-3637 and CustomerService@SeleneFinance.com. To file a complaint about unlawful conduct by an Oregon licensee or a person required to have an Oregon license, call DFR at 888-877-4894 or visit dfr.oregon.gov.

NMLS #6912

HAS YOUR ADDRESS OR ANY OTHER INFORMATION CHANGED?

IF SO, PLEASE COMPLETE THIS FORM AND CHECK THE ☐ BOX ON THE REVERSE SIDE

Account Number: _____ Name: _____
 First MI Last

New Mailing Address: _____
 Street Address City State Zip Code

Home Phone Number: _____ Business Phone Number: _____

Mobile Number: _____ Email Address: _____